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## **ARTICLE 18. - LM LIGHT INDUSTRIAL DISTRICT**

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### **Sec. 182. Conditional uses.**

The following conditional uses may be permitted, subject to approval of a conditional use permit by the board of commissioners, after receiving the recommendation of the board of zoning appeals as provided in article 28.

[(1) – (3)]

- (4) Data centers, as defined below, must meet at a minimum, all the following requirements:
  - a. *Data center.* For the purposes of this Article, a data center is a building or facility housing computer systems and telecommunications equipment used for data processing, storage, hosting, and related services.
  - b. *Character area.* Any portion of the proposed property must lie within *or* be directly adjacent to the Employment Center - Industrial or Interstate Gateway Character Area of the Comprehensive Plan.
  - c. *Community meetings.* The Applicant must schedule and attend two (2) community meetings with residents to describe the project. The meetings must (i) occur at least fourteen (14) days apart, (ii) must be conducted within Coweta County, and (iii) be conducted between the hours of 5pm and 8pm. Notice of the community meetings must be mailed to all property owners within 1,500-feet of the property lines. A representative of the developer or data center operator with decision-making authority on the design of the data center must attend the community meetings. The Applicant or property owner must post signage on the subject property, at least fourteen (14) days before each community meeting. The signage must be located along an arterial street or other high-visibility location as reasonably determined by the Community Development Director. The content of the sign shall include the applicant's name and contact information, a brief description of the Data Center project, and the date, time, and location of the community meeting, and (iii) must be reviewed and approved by the Community Development Director before installation. The Applicant must remove the signage at the conclusion of the community meetings. The applicant must provide written affirmation of compliance with this requirement.
  - d. *Building design.* The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies. If the building is located within 200 feet of property that is zoned or used for residential

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purposes, the building façade facing such property shall incorporate at least two of the following design features to break up the building mass:

- Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.
- Variation in building height of at least 10% across the façade, or stepped rooflines.
- Use of architectural projections or recesses at least 2 feet in depth.
- Changes in façade materials or colors with a minimum of two types of materials.

Exterior building materials shall include at least two of the following on all publicly visible sides:

- Brick, stone, or architectural precast concrete panels
- Architectural metal panels with non-reflective finish
- High-quality fiber cement panels

e. *Minimum/Maximum lot size or building footprint. ???.*

f. *Buffers.* Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:

i. Minimum Buffer: 200 feet from the property line

ii. Vegetation. Where a buffer is required, the first 100 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements; however, if the first 100 feet along the property line is devoid of vegetation, it shall be planted in accordance with Article 25. The remaining 100 feet buffer may be disturbed and graded. If the buffer is disturbed, it shall be planted in accordance with Article 25.

g. *Fencing.* Fencing of the property is required to enclose the data center facility. If the fencing is located along the property line, it shall be decorative metal, no anti-climb feature including but not limited to barbed, concertina, razor, similar uses are allowed, and a minimum of eight (8) feet in height. If the fencing is located within the buffer and not visible from adjacent properties or roadways, it may be constructed of vinyl-coated chain-link and may include anti-climb features.

h. *Noise.*

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- i. Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property.
  - ii. Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property.
  - iii. Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and limited to no more than three (3) days per week, two (2) hours per day.
  - iv. Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
- i. *Environmental site analysis.* The applicant shall provide an Environmental Site Analysis (ESA) of the property identifying environmental conditions to determine if the proposed use may be considered environmentally adverse. The ESA must include but not limited to the following site features: geotechnical, wetlands, floodplain, streams/stream buffers, slopes exceeding 25 percent, vegetation, wildlife species, archeological/historical.
  - j. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, shielded fixtures designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties and streets.
  - k. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area. However, the actual number of parking spaces constructed shall be determined based on the submittal and review of a parking analysis.
  - l. *Construction traffic.* The applicant shall provide a construction traffic management plan that outlines how traffic will be managed on and around the property to ensure safety, efficiency, and minimize disruption.
  - m. *Waste management plan.* The applicant shall provide a comprehensive waste management plan that includes strategies for reducing, reusing, and recycling waste, particularly e-waste. The applicant shall publish an annual report detailing waste management activities and make it publicly available.
  - n. *Mechanical equipment, generators, power supply equipment and substations.* To minimize visibility from public streets and adjacent residentially zoned properties, mechanical equipment, including emergency power generators, other emergency power supply equipment, and substations, when located closer to an adjacent public
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road or adjacent residentially zoned property than a principal building, must be contained within an enclosed building or be encompassed on three sides by an opaque barrier extending at least 12 inches in height above the mechanical equipment or substation and screened from view using approved berms and landscaping plantings.

- o. *Utilities.* The applicant shall provide written verification from the applicable utility providers including but not limited to electrical, water, and sewer services demonstrating that adequate capacity is available on the existing supply lines to serve the proposed use. No onsite power generation shall be permitted. If a change or expansion occurs that impacts the utility resources, the applicant shall be required to file to amend the conditional use permit.
- p. *Substations.* Substations are considered accessory uses to data centers and shall not be located within 300 feet of an adjacent public road or residentially zoned property.

## ***ARTICLE 19. M INDUSTRIAL DISTRICT***

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### **Sec. 191. Permitted uses.**

The following uses are allowed in any M district, subject to the further provisions of this ordinance:

[(1)...(11)]

- (12) Data centers, as defined below, must meet at a minimum, all the following requirements:
  - a. *Data center.* For the purposes of this Article, a data center is a building or facility housing computer systems and telecommunications equipment used for data processing, storage, hosting, and related services.
  - b. *Character area.* All proposed property must lie within the Employment Center - Industrial or Interstate Gateway Character Area of the Comprehensive Plan.
  - c. *Building design.* The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies. If the building is located within 200 feet of property that is zoned or used for residential purposes, the building façade facing such property shall incorporate at least two of the following design features to break up the building mass:
    - Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.

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- Variation in building height of at least 10% across the façade, or stepped rooflines.
  - Use of architectural projections or recesses at least 2 feet in depth.
  - Changes in façade materials or colors with a minimum of two types of materials.

Exterior building materials shall include at least two of the following on all publicly visible sides:

- Brick, stone, or architectural precast concrete panels
  - Architectural metal panels with non-reflective finish
  - High-quality fiber cement panels
- d. *Buffers.* Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:
- i. Minimum Buffer: 200 feet from the property line
  - ii. Vegetation. Where a buffer is required, the first 100 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements; however, if the first 100 feet along the property line is devoid of vegetation, it shall be planted in accordance with Article 25. The remaining 100 feet buffer may be disturbed and graded. If the buffer is disturbed, it shall be planted in accordance with Article 25.
- e. *Fencing.* Fencing of the property is required to enclose the data center facility. If the fencing is located along the property line, it shall be decorative metal, no anti-climb feature including but not limited to barbed, concertina, razor, similar uses are allowed, and a minimum of eight (8) feet in height. If the fencing is located within the buffer and not visible from adjacent properties or roadways, it may be constructed of vinyl-coated chain-link and may include anti-climb features.
- f. *Noise.*

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- v. Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property.
  - vi. Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property.
  - vii. Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and limited to no more than three (3) days per week, two (2) hours per day.
  - viii. Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
- g. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, shielded fixtures designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties and streets.
  - h. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area. However, the actual number of parking spaces constructed shall be determined based on the submittal and review of a parking analysis..
  - i. *Construction traffic.* The applicant shall provide a construction traffic management plan that outlines how traffic will be managed on and around the property to ensure safety, efficiency, and minimize disruption.
  - j. *Waste management plan.* The applicant shall provide a comprehensive waste management plan that includes strategies for reducing, reusing, and recycling waste, particularly e-waste. The applicant shall publish an annual report detailing waste management activities and make it publicly available.
  - k. *Mechanical equipment, generators, power supply equipment and substations.* To minimize visibility from public streets and adjacent residentially zoned properties, mechanical equipment, including emergency power generators, other emergency power supply equipment, and substations, when located closer to an adjacent public road or adjacent residentially zoned property than a principal building, must be contained within an enclosed building or be encompassed on three sides by an opaque barrier extending at least 12 inches in height above the mechanical equipment or substation and screened from view using approved berms and landscaping plantings.

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1. *Utilities.* The applicant shall provide written verification from the applicable utility providers including but not limited to electrical, water, and sewer services demonstrating that adequate capacity is available on the existing supply lines to serve the proposed use.
  
  - m. *Substations.* Substations are considered accessory uses to data centers and shall not be located within 300 feet of an adjacent public road or residentially zoned property.